

MTC 36339MS

## WARRANTY DEED

MATT G. CANTRELL,

Grantor(s) hereby grant, bargain, sell and convey

CAROL BURTON,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
 SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

THIS DEED IS BEING GIVEN FROM THE GRANTOR DIRECTLY TO GRANTEE AT THE INSTRUCTION AND DIRECTION OF AMERICAN EXCHANGE SERVICES, INC.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 69624 DE FRATE ROAD, RAINIER, OR 97048

Dated this 3rd day of Oct., 1995

BY: Matt G. Cantrell  
 MATT G. CANTRELL

## NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. Oct. 3 19 95

Personally appeared the above named Matt G. Cantrell

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Notary Public for OregonMy commission expires 12/20/98

Return to:  
 Carol Burton  
 69624 De Frate Rd  
 Rainier, OR 97048

EXHIBIT "A"  
LEGAL DESCRIPTION

The SW1/4 of the NW1/4 and the SW1/4 of Section 33, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in the SW1/4 NW1/4 of Section 33, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 10 of YONNA WOODS-UNIT 2, a duly recorded subdivision in said Klamath County; thence North 89 degrees 44' 02" West along the South line of said Lot 5, 60.89 feet to the Northwest corner of said SW1/4 NW1/4; thence South 00 degrees 12' 42" East along the West line of said SW1/4 NW1/4, 30.00 feet; thence South 89 degrees 44' 02" East, 78.20 feet; thence North 30 degrees 04' 19" West, 34.76 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day  
of October A.D., 19 95 at 11:02 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 28226.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller